1.0 EXECUTIVE SUMMARY

The Boeing Realty Corporation (BRC) Former C-6 Facility located in Los Angeles, California is undergoing a phased redevelopment. During the drilling of caissons for a planned retaining wall along the southern portion of Parcel B, petroleum-affected soils (PAS) were encountered. A thirty-foot wide pipeline easement runs parallel to the retaining wall along the entire southern boundary of the Former C-6 Facility. 11 pipelines transporting a range of petroleum products and operated by third parties, occupy the easement located to the immediate north of the retaining wall. Residences are located to the south.

Integrated Environmental Services, Inc. and its subcontractors performed a limited assessment along part of the retaining wall where PAS was encountered. Field monitoring and sampling included the collection of 4 air samples and 16 soil samples for laboratory analysis. South Coast Air Quality Management District (SCAQMD) Rule 1166 monitoring was also conducted.

The results of air sampling determined that total petroleum hydrocarbons (TPH) as gasoline and volatile organic compounds (VOCs) were not detected in the retaining wall work zone. The results of SCAQMD Rule 1166 air monitoring were used to segregate PAS and load impacted material into roll-off bins. Approximately 40 cubic yards of PAS were transported to TPS, Inc. for thermal treatment and recycling. Field observations and monitoring indicated that 2 areas of PAS were present along a section of the pipeline easement. The western PAS area is approximately 70 feet long and is present between caissons 17 and 22. The eastern PAS area is approximately 50 feet long and is present between caissons 25 and 30. The products pipelines lie immediately adjacent to both of these areas.

16 soil samples were manually collected from depths ranging from 2 feet below ground surface (bgs) to 14 feet bgs. Results of laboratory analyses indicated that surface soils in the affected areas contain low concentrations of "high boiling point hydrocarbons" in the motor oil range, deeper soils below the pipelines (8 to 14 feet bgs) contain a mixture of "low boiling point fuel hydrocarbons" at concentrations up to 630 milligrams per kilogram (mg/kg) with limited VOCs. Both types of hydrocarbons appear to be "weathered" likely indicating a historical, discontinued release source(s).

Field observations and supporting laboratory analytical results indicate that one or more of the fuel pipelines adjacent to the retaining wall is the source of the fuel hydrocarbons encountered at approximately 8 to 14 feet bgs. Historical onsite operations may be the source for the high-boiling point hydrocarbons in surficial soils. A comparison of the residual compounds to site-specific cleanup levels as well as EPA Region 9 Preliminary Remedial Goals indicated no residual compounds were detected above their health-based clean up levels. The southern portion of Parcel B (including the pipeline easement) has since been backfilled with 5 feet of compacted fill. For the reasons outlined above, no further investigation of the area is planned by BRC.